
Z-2565
TWYCKENHAM CROSSING, LLC
R1B to GB

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Andrew Gutwein, is requesting rezoning of R1B-zoned land on the southeast corner of Twyckenham Blvd. and South 9th Street stretching to the railroad right-of-way to the east (containing 5.9 acres) in Lafayette, Wea 4 (W1/2) 22-4. No proposed use has been provided in the petition.

The original filing included rezoning from NB to GB, the land on the north side of Twyckenham behind Walt's Other Pub. That part of this request has since been withdrawn.

ZONING HISTORY AND AREA ZONING PATTERNS:

This subject property is currently zoned R1B as is property to the south. Property to the west, across 9th Street, is zoned GB while to the north, across Twyckenham Blvd. to the railroad tracks, there is NB zoning. East of the subject property is the Twyckenham Blvd. overpass and railroad right-of-way.

The overpass's construction in 2003 bisected the original R1B tract of land and prompted commercial rezone efforts on the north half, north of Twyckenham Blvd. In December of 2003 a request to rezone part of this north half from R1B to NB (Z-2158) resulted in a favorable recommendation from staff and the Area Plan Commission but failed, by a vote of 0 yes – 7 no, with the Lafayette City Council. In June of 2004 an effort to rezone another part of the north half (Z-2182) resulted in a favorable recommendation from staff and the Area Plan Commission and a unanimous vote of approval from the Lafayette City Council. A subsequent petition to revisit Z-2158's NB rezone effort (Z-2198), in November of 2004, resulted in a favorable recommendation from staff and the Area Plan Commission and finally secured a unanimous vote of approval from the Lafayette City Council.

AREA LAND USE PATTERNS:

North of the subject property there is commercial development including Family Video, Little Caesar's Pizza and Walt's Other Pub. West of the subject property is Lafayette Savings Bank while to the south is the Brick'N'Wood single-family subdivision. The land use pattern at this intersection can best be described as a low-density, neighborhood-oriented commercial node.

TRAFFIC AND TRANSPORTATION:

Despite having a long stretch of frontage along Twyckenham Blvd., the subject property's access can only be realistically achieved from 9th Street. In 2004, the Lafayette Traffic Commission indicated a preference for a single entrance off of 9th Street as far south of the intersection with Twyckenham Blvd. as possible.

Both 9th and Twyckenham are classified as primary arterials according to the *Thoroughfare Plan*. The building setback from a primary arterial is 60'. Parking may be located in a required front setback in the GB zone; however, parking cannot be located within the first 5' of the setback, known as the no-parking setback. The parking requirement typical of uses permitted in GB is 1 space per 200 square feet of gross floor area with the requirement for restaurants being 1 space per 100 square feet of gross floor area.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sewer and water serve the site. A type C bufferyard would be required along the south property line to separate this property from the R1B zone to the south. A type C bufferyard consists of 4 standard plant units per 150 linear feet with a width of 20'.

STAFF COMMENTS:

With the construction of the Twyckenham Blvd. overpass and the existing single-family subdivision to the south, the subject property essentially became cut off from the development options provided by the R1B zoning district. The shape and shallow width of this R1B-zoned tract means its development potential under its existing zoning classification is highly unlikely. Given this situation and the commercial adjacencies to the north and west, clearly a non-residential zoning classification seems warranted. The question, however, is at what intensity?

The issues surrounding the 2003-2004 rezone attempts at this intersection grappled with this question and staff believes now as it did then when we said in our staff report for Z-2198:

"Prohibiting outdoor storage of materials as well as adult-oriented businesses, NB zoning offers protection to the surrounding neighborhoods that GB zoning cannot."

GB zoning is the most intense of the suburban-oriented commercial zoning classifications. It is best reserved for major, automobile-oriented commercial centers along heavily travelled thoroughfares with a far reach. The intersection of 9th/Twyckenham does not meet this definition as evidenced by its established, low-intensity, neighborhood-oriented commercial development pattern. The uses permitted by-right and by special exception in the NB zoning district are far more suited to this location. If the past zoning history of this intersection is any indication, clearly the neighboring residents and the Lafayette City Council are inclined to agree.

STAFF RECOMMENDATION:

Denial